



## Aller Park, Newton Abbot

3x  2x 

ENERGY RATING  
D59

- Video Walk-through Available
- Individual Detached House
- 3 Bedrooms (1 en-suite)
- Lounge, Dining Room & Conservatory
- Kitchen/Breakfast Room
- 3 Bath/Shower Rooms
- Large Rear Garden
- Potential Annexe Above Garage
- Double Garage & Off Road Parking
- Sought-After Address

**Guide Price:**  
**OIEO £450,000**  
FREEHOLD

13 Aller Park Road, Newton Abbot, TQ12 4NG



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 13 Aller Park Road, Newton Abbot, TQ12 4NG

This individual family home is in a mature residential area which is popular with discerning buyers. There are number of attractive detached homes of quality in the immediate vicinity. The plot is generous and the presentation excellent. Outstanding features include: the ample forecourt parking, detached double garage with potential, conservatory, open views across Newton Abbot and the private and well-maintained gardens to the rear with decked entertaining areas. The agent considers the property well balanced with wide appeal, particularly to family buyers look for space and easy access to road and rail links, local amenities, countryside and coast. Please call Coast and Country with any queries you may have or to arrange your viewing.

The location is exclusively high quality residential. It offers particularly good access to the A380 South Devon Link Road so Torbay and Exeter are easily reached. The mainline railway station, shops bars and restaurants in central Newton Abbot are approximately 1 mile away. Shaldon, Teignmouth and the Teign Estuary are accessible by car and offer facilities such a traditional pubs, country walks and a very pleasant promenade.

### **The Accommodation:**

This family home is light, airy and inviting. The well thought out accommodation includes features such as a work station in the lobby. The main hallway is spacious with useful storage and forms the hub of the house. The living space is open in line with the preference of most buyers and the kitchen/breakfast room is well appointed. We love the conservatory and feel the downstairs cloakroom with shower is extremely useful.

Two of the three well-proportioned bedrooms have fabulous views. The principal bedroom has a smart en-suite shower room. A first-class family bathroom completes the first floor.

### **Outside:**

Good sized rear garden enclosed by attractive fencing which provided a good degree of privacy. Mainly laid to lawn with deck areas from which you can enjoy the garden and views. Good sized decked entertaining space adjoining the conservatory.

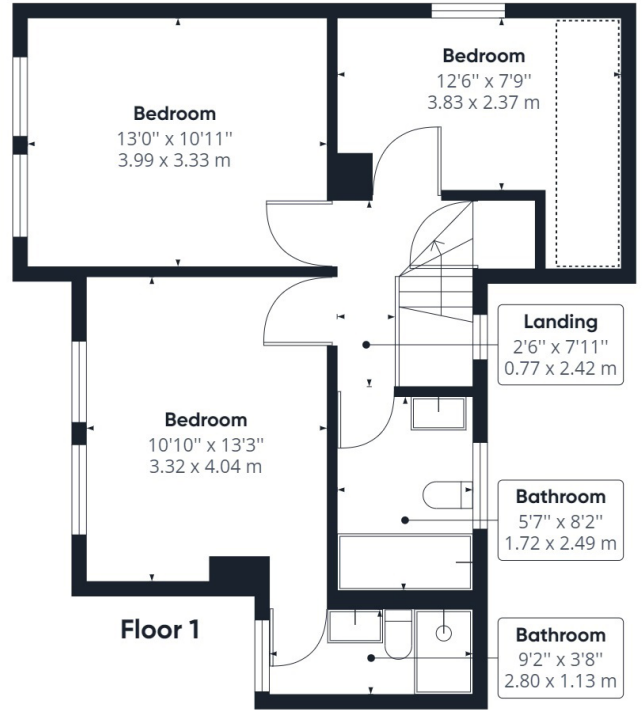
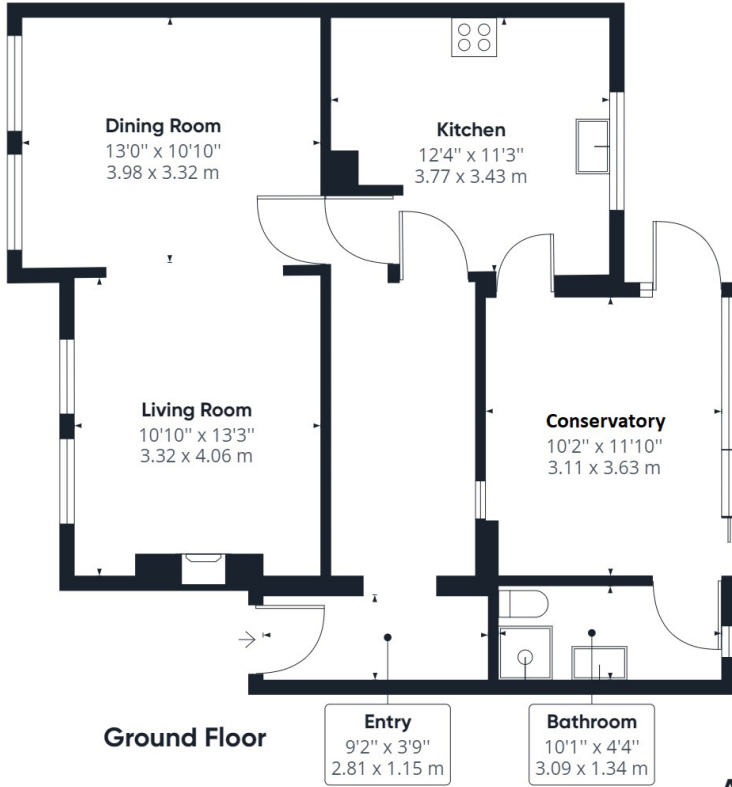
### **Parking:**

Smart paved forecourt where you can park several vehicles. Driveway with five bar gate proving access to a double garage.

### **Directions:**

From the Penn Inn roundabout at Newton Abbot take the Milber exit (Shaldon Road) at the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road. Follow the road to the bottom of the hill and take a left into Aller Park Road and the property is on the left hand side.





**Approximate total area<sup>(1)</sup>**

1161.03 ft<sup>2</sup>

107.86 m<sup>2</sup>

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Agents Notes:**

Tenure: Freehold

Council Tax: Currently Band E

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59   D  | 70   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.